

TOPAZ RANCH ESTATES GENERAL IMPROVEMENT DISTRICT

Address: 1490 Albite Road, Arden Square, Suite 8, (Topaz Ranch Estates) Wellington, Nevada, 89444 / Telephone: 775.266.3000

PUBLIC NOTICE & MEETING AGENDA

DATE: February 12, 2025

TIME: 6:00 pm

LOCATION: TOPAZ RANCH ESTATES COMMUNITY CENTER

3939 Carter Drive, Wellington, NV 89444

POSTING: Copies of the finalized agenda, were posted by 9:00 am on **Friday, February 7, 2025**, or before the third day prior to the meeting date at the direction of Cynthia Sanchez, TRE GID Secretary, in accordance with NRS Chapter 241 at the following locations: TREGID, 1490 Albite, #8, NEVADA TRADING COMPANY, 3900 Carter Dr., TOPAZ RANCH ESTATES COMMUNITY CENTER, and at PINION PINES REALTY, 1490 Albite, #6, <https://notice.nv.gov/>.

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- 1. Mail:** USDA Department of Agriculture
Office of the Assistant Secretary of Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410
- 2. FAX:** (202) 690-7442 or
- 3. Email:** program.intake@usda.gov

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Agenda Items Supporting Documents: Copies of back-up materials used in the preparation of these agenda items are available by contact to our office in writing at the address and phone number above, OR by email directed to: TREGID2023@gmail.com copies are usually available in our office for pick up three business days prior to the board meeting.

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Notice to Persons with Disabilities: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call (775) 266-3000 in advance so that arrangements may be conveniently made.

Notice: Items on the agenda may be taken out of order; two or more agenda items may be combined for consideration; and items may be removed from the agenda or discussion relating thereto delayed at any time.

Public Comment: Public Comment may not be limited based on viewpoint. Speakers will be asked to speak from the podium, sign in for the record and limit their remarks to 3 minutes. Public comment may be further limited due to time constraints. Public comment will be heard after Board Members and Staff are done speaking to an item, but before any Board action on the item. The Board is not required to respond to Public Comment.

ADMINISTRATIVE CALENDAR

The Administrative calendar will be handled as follows:

- (1.) The Chairman will read the agenda title in the public record.
- (2.) Staff will introduce the item and provide a report, if any.
- (3.) The applicant, if any, will have an opportunity to address the Board.
- (4.) The Board will then discuss the item. Once the Board and Staff have concluded their discussion, public comment will be allowed.
- (5.) Public comment is limited to three minutes per speaker.
- (6.) Once Public comment is completed, the Board may engage in additional discussion and may take action. On agenda items that are placed on the agenda "For Discussion Only" with no action listed, the Chairman may defer public comment to the end of the meeting.

AGENDA

- 1) CALL MEETING TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL OF BOARD MEMBERS
- 4) IDENTIFICATION OF STAFF PRESENT
- 5) INTRODUCTION OF GUESTS
- 6) PUBLIC COMMENT:

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Not for Board Action: This portion of the meeting is open to the public to speak on any topic within the authority of the Board that is not on tonight's agenda. Speakers will be asked to speak from the podium, sign in for the record and limit their remarks to 3 minutes. Public comment may be further limited due to time constraints. The Board will not take action. The Board is not required to respond to Public Comment

7) AGENDA AND MINUTES APPROVAL:

A. For Possible Action: Board action to approve the Agenda for February 12, 2025, Regular Board Meeting.

Open for Public Comment before Board Action:

B. For Possible Action: Board action to approve the minutes for January 8, 2025, Regular Board Meeting.

Open for Public comment before board action:

C. For Possible Action: Board action to approve the minutes for January 29, 2025, Special Board Meeting.

Open for Public Comment before board action:

8) CONSENT CALENDAR:

A. Bills to be paid for January 2025: For Possible Action

- i. Water Expenses: \$
- ii. Road Expenses: \$
- iii. Bergkamp: \$
- iv. Debt Service: \$
- v. Project Expenses: \$

Open for public comment before Board action:

B. REPORTS: For Discussion Only (see any attached reports)

- i. Treasurer's Report:
- ii. Water Operator's Report: Road Report:
- iii. Attorney's Report:
- iv. Engineer's Report:
- v. FEMA report:

9) ADMINISTRATIVE AGENDA (*any items removed from the Consent Calendar will be added and heard at this point*):

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- A. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** GID provided culvert cleaning and replacement. Residents to provide the pipe for repair and work completed when convenient for the GID at no cost to the residents.

Open for Public Comment before Board action:

- B. For Discussion Only:** The TREGID staff is responsible for following the procedures set forth in Standing Rule 31 when the GID receives a request for public records and responds to that request.

- C. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve payment of the bills as presented by the DBM, Roberta Reed. RR

Open for Public Comment before Board action:

- D. For Discussion and Possible Action to approve, approve with modifications or conditions, or deny:** Approve and authorize the District Business Manager to acquire Last Pass password management system for the office at \$7/person/month (\$756 per year for all employees and Trustees).

Open for Public Comment before Board action:

10) TRUSTEE'S REPORTS (if any): For Information Only:

11) PUBLIC COMMENT:

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12) ADJOURNMENT

January 2025 - Water and Roads Reports

Water Operator's Report:

Total gallons produced January 1, 2025, through January 31, 2025, 3,235,100 gallons. Well, #1 produced 1,334,200 gallons and well#6 produced 1,900,900 gallons. The total water sold for January was 2,593,221 gallons. No leak repairs in January.

We have continued with general maintenance, SGS lab testing, regularly scheduled PRV vault inspections, vault checks and well maintenance.

Five DW samples were taken from the community. The samples chain of custody then went to SPB to deliver to SGS in Reno for testing on 1-2-25 and we received the results 1-6-25.

Scada has been on site three times working with communication issues including tanks, wells and the booster stations. The communication issues are fixed currently.

SBP completed the TREGID 0239 Waiver Application 2025 (Water Application Well 1,6 and 7) on 1-29-25.

1-2-25 – Well #6, Changed the Sodium Chloride tank

1-3-25 – Well #1, Changed the Sodium Chlorite tank

1-3-25 – Well #1, Pump set @ 70/60

1-10-25 – Well #6, Pump set @ 60/25

1-13-25 – Well #6, Changed the Sodium Chloride tank

1-16-25 – Well #1, Pump set @ 70/65

1-23-25 - Well #6, Changed the Sodium Chloride tank, Set @ 60/15

1-28-25 – Well #6, Changed the Sodium Chlorite pump

1-29-25 – Well #6, Pump set @ 60/20

SNC continued the Well 8 project starting 11-18-24 thru 1-31-25. The project is nearly completed. Still waiting on the main pump and check valve. (4 to 6 weeks).

We are continuing to go through all our valves and vaults and creating a more detailed map. We are working with Ken (SPB D2) on improving our chlorine pumps, injectors, vault gauges and creating a safety plan.

High usage/leak check: 11

Disconnect for non-payment: 2

Verify computer meter read: 9

Check water pressure: 2

Verify meter off/on status: 2

Locked Meters: 4

After hour calls: 1

Customer request on/off: 2
Other: 13

January 2025 - Road Report:

The GID is still working on the road grindings. Grading and dragging tires to knock down the wash boarding.

Worked on culverts on TRD and Zeolite.

Fire hydrant identification and mapping. Reached out to E. Fork fire prevention for assistance with testing. EFF referred us to Douglas Co. for assistance.

The GID has two items up for bid. Chevy truck and Emulsion tank. DOM needs to know what an acceptable offer would be for the Chevy truck. The operation of the truck is unknown. Two inquiries have been made.

Equipment:

1-29-25 - The board approved Battle Born to diagnose the issue with the backhoe.

1-29-25 – The board approved the purchase of a Quick Attach Mega X brush hog.

LastPass Call Follow Up

1 message

Masood Mahdavifar <masood.mahdavifar@lastpass.com>
To: "dbmtregid@gmail.com" <dbmtregid@gmail.com>

Mon, Dec 30, 2024 at 2:16 PM

Hi Roberta,

Thank you for taking some time with me today to discuss your current password management needs and what you're hoping to accomplish. It was a pleasure speaking with you and I look forward to working with you further.

To recap our conversation:

- We have two tiers: Teams vs Business. Teams is the basic option as password repository while Business provides you with full access to security and administrative policies, Admin Controls, and more. Please see attached.
- You need a password manager to keep things secure and organized. Board will have to approve the purchase.
- LastPass Business is listed as \$84/annual per user. So, at list price, 12 users annual would be \$1,008.
- If you can sign and purchase by **1/24/2025**, I have approval to provide you with **25% discount and a free month of service: \$756 annual for 12 users.**

In addition, I am sharing some resources (as links and PDFs):

- **LastPass Business Trial**
 - **Business User Overview**
 - **LastPass Business 101**
 - **LastPass Business Policies**
-
- o Shared Folders– one to many sharing where shared folders are sync'd automatically to everyone with whom the folder has been shared. Different access controls, such as "hide Passwords", can be set per user.
 - o Managing shared folders as an admin
 - o User/Group access permission for shared folders

- o Restricting user/group access for shared folders
- o Sharing folders outside my company

If there's anything else you need before then, please don't hesitate to reach out.

Again, Happy New Year to you, your family, and friends. 😊

Yours Sincerely,

Masood

Feel free to schedule a meeting with me [here](#).

Masood Mahdavifar

Traveler. Food & Wine Enthusiast. Film Buff.




Senior Account Executive for Northern California, Nevada, Wyoming & New Mexico

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LinkedIn: <https://www.linkedin.com/in/masood-mahdavifar/>















3 attachments

-  **LastPass Business, Solution Overview.pdf**
6261K
-  **Use Cases for Employees, LastPass Overview.pdf**
163K
-  **guide-to-lastpass-business-recommended-policies.pdf**
156K

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AppSheet

Available in select plans

- \$6⁰⁰ / user (email)
/ person / mo*

Business Starter
- 12 / person / mo*

Business Standard
- 18 / person / mo*

Business Plus
- I did not call
for a quote*

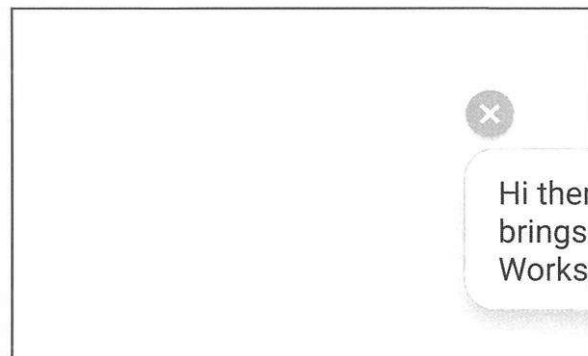
Enterprise

30 GB

2 TB

MOST POPULAR

5 TB



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per user / month, 1-year commitment

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- ✓ **2 TB**
pooled storage per user*
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- ✓ Gemini app - AI assistant with
enterprise-grade security and
privacy
- ✓ 150 participant video meetings +
recording, noise cancellation
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***Paid upgrade available from Standard to Enhanced Support, or from Enhanced to Premium Support on Enterprise plans

Compare plans in detail



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Solutions Products Industries AI Pricing Resources

M				
Gmail Business email	✓	✓	✓	✓
Custom email for your business	✓	✓	✓	✓
Phishing and spam protection that blocks more than 99.9% of attacks	✓	✓	✓	✓
Ad-free email experience	✓	✓	✓	✓
Polish Draft with AI	—	✓	✓	✓
◆				
Gemini app - AI assistant from Google	✓	✓	✓	✓
Access the Gemini app on web or mobile	✓	✓	✓	✓
Enterprise-grade security and privacy	✓	✓	✓	✓
Gemini in Gmail, Drive, Docs and more	Available for an added cost	Available for an added cost	Available for an added cost	Available for an added cost
Gemini Advanced with priority access to new features	Available for an added cost	Available for an added x cost	Available for an added cost	Available for an added cost


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	100 	150 	500 	1000 
 Meet Video and voice conferencing				
Meeting length (maximum)	24 hours	24 hours	24 hours	24 hours
US or international dial-in phone numbers	✓	✓	✓	✓
Digital whiteboarding	✓	✓	✓	✓
Studio Sound noise cancellation	—	✓	✓	✓
Adaptive Audio	—	✓	✓	✓
Meeting recordings saved to Google Drive	—	✓	✓	✓
Polling and Q&A	—	✓	✓	✓
Moderation controls	—	✓	✓	✓
Hand raising	—	✓	✓	✓
Breakout rooms	—	✓	✓	✓
Attendance tracking	—	—	✓	✓
In-domain live streaming	—			✓

[^ See less features](#)

✕

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Solutions	Products	Industries	AI	Pricing	Resources
Drive for desktop			✓	✓	✓
Support for over 100 file types			✓	✓	✓
Shared drives for your team			Fundamental	Advanced	Advanced
Target audience sharing			—	✓	✓
^ See less features					
 Chat Team messaging			✓	✓	✓
Turn history on or off by default			✓	✓	✓
Auto-accept invitations			✓	✓	✓
v See more features					
 Calendar Shared calendars			✓	✓	✓
Appointment booking pages			—	✓	✓
Browse and reserve conference rooms			✓	✓	✓
 Docs, Sheets, Slides Collaborative content creation			✓		✓

✕

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Products

Industries

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Pricing

Resources

Sites website builder	✓	✓	✓	✓
Forms survey builder	✓	✓	✓	✓
Interoperability with Office files	✓	✓	✓	✓
Easier analysis with Smart Fill, Smart Cleanup, and Answers	✓	✓	✓	✓
Proofread to help with writing style	—	✓	✓	✓
 ✓ See more features 				
 AppSheet Build apps without code	✓	✓	✓	✓

Security & Management

2-step verification	✓	✓	✓	✓
Group-based policy controls	✓	✓	✓	✓
Advanced Protection Program	✓	✓	✓	✓
Endpoint management	Fundamental	Funda	nte	

Hi there 👋 What brings you to Google Workspace today?